



**FILE:** PA 02-0017

**DATE:** March 6, 2002

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA 02-0017 for a Site Development Permit for MBK Homes to construct three model homes and a sales office in Tract 16240.

**LOCATION:** 28035 Falabella Drive, Ladera Ranch

**APPLICANT:** J.L. Hare Associates on behalf of MBK Homes

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**I. NATURE OF PROJECT:**

The subject property is zoned PC and is located in the Ladera Planned Community within Planning Area 3. J.L. Hare Associates on behalf of MBK Homes has submitted this Site Development Permit for the construction of three model homes to be located within Tract 16240. The model homes will be located on lots 1, 2, and 3. The garage of the house on Lot 1 will be converted to a temporary sales office for the first time sale of homes for this tract. A parking lot consisting of 11 parking spaces and one handicap space will be provided on lots 4 and 5. A handicap accessible bathroom will be located in the parking lot area. The project also includes typical signage, landscaping, and trap fencing. A maximum of 10 pennant flags are permitted to be located around the model complex. Tract 16240 is composed of 9.4 acres and has been subdivided into 69 parcels. A small pocket park is included in the tract on Lot C, but no park credits will be allotted to Ladera Ranch for the small park. The Local Park Implementation Plan, PM 98-01, will meet all park requirements for Ladera Ranch.

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**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is deemed Categorically Exempt (Class 3) as defined by the California Environmental Quality Act. Appendix A contains the required CEQA Finding.

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#### **IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By:

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Chad Brown, Section Chief  
CPSD/Site Planning Section

#### **ATTACHMENTS:**

Appendix A - Findings  
Appendix B - Conditions of Approval  
Appendix C – Aerial Photo

#### **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.